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17 Cotton End, Buckingham, MK18 7RJ
Asking Price £530,000.00 Freehold

An ex show house in show house condition. This super four bedroom detached house has many upgraded fittings and is offered in excellent order throughout. Further benefits include gas to radiator central heating, fabulous fitted kitchen/breakfast room with integrated appliances and a utility store, an En-suite shower room, plus dressing room to the master bedroom, three reception rooms, a dining conservatory and a double width garage with vaulted ceiling and Velux windows. The accommodation comprises: Entrance hall, cloakroom, sitting room, family room, study, dining conservatory, kitchen/breakfast room, master bedroom with En-suite shower and dressing area, three further bedrooms, family bathroom, garden with summerhouse which benefits from Wi-Fi and has power connected, and a double width garage which also has power connected. EPC rating B.





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<p>Entrance</p> <p>Composite entrance door to:</p>	
<p>Entrance Hall</p> <p>Stairs rising to first floor, ceramic tiled floor, radiator, built in cloaks cupboard.</p>	
<p>Cloakroom</p> <p>White suite of pedestal wash hand basin, low level wc, ceramic tiling to splash areas, ceramic tiled floor, extractor fan, radiator.</p>	
<p>Sitting Room</p> <p>17'7 x 11'6"</p> <p>Marble fireplace with electric fire, Upvc double glazed Box bay window to front aspect, two radiators, Upvc double glazed French patio door to:</p>	
<p>Dining Room/Conservatory</p> <p>9'7 x 9'7"</p> <p>Upvc double glazed with glazed roof, electric heater, ceramic tiled floor, French patio doors to rear garden.</p>	
<p>Study</p> <p>6'4" x 7'9"</p> <p>Range of built in office furniture including desk and storage, Upvc double glazed window to side aspect.</p>	
<p>Family Room</p> <p>10'9" x 9'5"</p> <p>Radiator, Upvc double glazed windows to front and side aspects.</p>	
<p>Kitchen/Breakfast Room</p> <p>12'5" x 16'1"</p> <p>Fitted to comprise inset single drainer stainless steel sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, centre island, straight edged work surfaces, four ring ceramic hob with extractor canopy over, split level electric oven, integrated fridge freezer, integrated dishwasher, integrated downlighters, Upvc double glazed window to rear aspect, ceramic tiled flooring, radiator.</p>	
<p>Utility Room</p> <p>Plumbing for automatic washing machine, space for tumble dryer, fitted work surfaces, ceramic tiled floor, "Ideal" gas fired boiler supplying both domestic hot water and radiator, central heating, extractor fan.</p>	
<p>First Floor Landing</p> <p>Access to loft space with light, radiator.</p>	

<p>Bedroom One</p> <p>12'8" x 11'7"</p> <p>Radiator, Upvc double glazed window to front aspect, Dressing Area</p> <p>5'9" x 6'0"</p> <p>Built in wardrobes, Upvc double glazed window to front aspect, radiator.</p>	
<p>En-Suite</p> <p>White suite of double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic tiled floor, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, ladder towel radiator, extractor fan.</p>	
<p>Bedroom Two</p> <p>10'6" x 10'1"</p> <p>Radiator, Upvc double glazed window to side and rear aspects, built in wardrobes.</p>	
<p>Bedroom Three</p> <p>6'7' x 10'1"</p> <p>Radiator, Upvc double glazed window to front aspect, built in wardrobes, airing cupboard housing hot water tank with linen shelving as fitted.</p>	
<p>Bedroom Four</p> <p>12'5" x 9'5"</p> <p>Radiator, Upvc double glazed window to side aspect, built in wardrobes.</p>	
<p>Family Bathroom</p> <p>White suite of panel bath with mixer tap and shower attachment, glazed screen, pedestal wash hand basin, low flush wc, full ceramic tiling to one wall, half ceramic tiling to remainder of walls, ladder towel radiator, Upvc double glazed window to side aspect, inset downlighters, extractor fan, ceramic tiled floor.</p>	
<p>Front Garden</p> <p>Laid in two parts to lawn, flower and shrub beds, path to entrance, gated side access.</p>	
<p>Rear Garden</p> <p>Landscaped rear garden, laid to decking and shingle with paved patio, flowers and shrubs, outside tap, outside light, timber shed, timber summer house.</p>	
<p>Please Note</p> <p>All mains services connected.</p> <p>EPC Rating: B</p> <p>Council Tax Band:F</p>	



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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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